IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE SE/S Jerusalem Road, 1275 ft. (+/-) NE of Chapman Road 12315 Jerusalem Road

* ZONING COMMISSIONER

11th Election District * Case No. 93-274-A 5th Councilmanic District

* OF BALTIMORE COUNTY

David A. Bowles, et ux Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

The Petitioners herein request a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) to be located in the front-side yard in lieu of the required rear yard, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25 day of March, 1993 that the Petition for a Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) to be located in the front-side yard in lieu of the required rear yard, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> 2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

> > LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES/mmn

EXAMPLE 3 – Zoning Description 93-274-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

> ZONING DESCRIPTION FOR 12315 JERUSALEN ROAD Election District 11 TH Councilmanic District 5

Beginning at a point on the SOUTH side of TERUSALEM (north, south, east or west) ROAD

wide at a distance of 1275 + HONTH FAN of the (number of feet) (north, south, east or west) of the nearest improved intersecting street CHRFMAN

(number of feet of right-of-way width) Block ______, Section #______ in the subdivision of JE 11 BOWLIS as recorded in Baltimore County Plat

(name of subdivision) LIBER 46 , Folio # 34 (square feet and acres)

AS RECORDED IN DEED LIBER 46 FOLIO 34 AND INCLUDE THE MEASUREMENTS AND DIRECTIONS HERE AND ON THE PLAT

570° 97'00" W 350.20' 5 17° 15'59" E 388 85' N 5 12'55 E 28 8 87' S 10 00 14 W/ 50' Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

March 24, 1993

Mr. and Mrs. David A. Bowles 12315 Jerusalem Road Kingsville, Maryland 21087

> RE: Petition for Administrative Variance Case No. 93-274-A 12315 Jerusalem Road

> > Variance

Zoning Administration &

Residential (Administrative) Zoning

in 122/5 Terusalem Al Sight posting = 3500

David & Louise Bowles

Location of property: SE/S Forus o long Rd (12315) 1275 + NE/chopman Rd

Variance - fling for - \$ 50 cm

ocation of signer Facing Youdway, On property of Pititioner

Dear Mr. and Mrs. Bowles:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> Very truly yours, Zoning Commissione

LES:mmn encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 12315 JERUSALEM ROAD

which is presently sound R c 5 This Putition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, To allow an accessory structure to be located in the frant-side yard

in lieu of the requied rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County: for the following reasons: (indicate hardship or PLACING GARAGE IN BACK OF HOUSE WOULD BLOCK ACCESS TO REST OF LOT

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee			i/We do solemnly declare and affirm, undo legal owner(s) of the property which is the s Legal Owner(s)	or the penalties of perjury, that I/we are to subject of this Patition
(Type or Print Name)			DAUID A	BOWLES
Signature			David C	. Bowle
Address			Type or Print Nymes	ow les
City	State	Zipcode	Signature S) owler 592-75
(Type or Print Name)			12315 JER.	SALEM RD
/gnature		1	City Name. Address and phone number of repre	4D 2/087
ddrass	Phone	No	Name	- Constant
City	State	Zipcode	Address	Phone No

ITEM #: 286

Zoning Administration & Development Lianagement 111 West Chesapeake Avenue Ton son, Maryland 21204

taliese1

Please Make Checks Payable To: Baltimore County

TO BE THE PROPERTY OF CONTRACT OF CONTRACT OF

THE STREET

Affidavit in support of Administrative Variance

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at 12315 JERUSALEM ROAD KINGSVILLE MD 21087

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative PLACING GARAGE IN BACK OF HOUSE WOULD BLOCK ACCESS TO REST OF LOT

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and

I HEREBY CERTIFY, this 19th day of Tebruary the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of in

AS WITNESS my hand and Notarial Seal teb 19, 1993

that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

3919991

The second of th

\$ 85-00

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

March 12, 1993

Mr. and Mrs. David A. Bowles 12315 Jerusalem Road Kingsville, MD 21087

> RE: Case No. 93-274-A, Item No. 286 Petitioner: David A. Bowles, et ux Petition for Administrative Variance

Dear Mr. and Mrs. Bowles:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on February 19, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

> Baltimore County Government Office of Zoning Administration

> > (410) 887-3353

and Development Management

February 26, 1993

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case

1) Your property will be posted on or before . The closing date () is the deadline for a neighbor to

number. Any contact made with this office should reference the case number. This letter also serves as a

file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning

or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested

relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will

receive written notification as to whether or not your petition has been granted, denied, or will go to public

Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

the closing date. Failure to return the sign and post will result in a \$50.00 charge.

DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the

3) Please be advised that you must return the sign and post to this office. They may be returned after

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND

THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR

111 West Chesapeake Avenue

David Bowles and Louise Bowles

Re: CASE NUMBER: 93-274-A (Item 286)

12315 Jerusalem Road

SE/S Jerusales Road, 1275'+/- NE of Chapman Road

Petitioner(s): David A. Bowles and Louise Bowles

11th Election District - 5th Councilmanic

refresher regarding the administrative process.

12315 Jerusalem Road Kingsville, Maryland 21087

Dear Petitioner(s):

Towson, MD 21204



O. James Lighthizer Hal Kassoff

2-26-93

Re: Baltimore County
Item No.: + 286 (TTS) Zoning Administration and Development Management 111 W. Chesapeake Avenue

Dear Ms. Winiarski:

Ms. Julie Winiarski

County Office Building

Towson, Maryland 21204

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

OWNER: DAYID + LOUISE BOWLES

10 UTILITY

Telitioner's

PROPERTY ADDRESS: 12315 JERUSALEM RD

Subdivision name: DEAN BOWLES

plat books 46, follow 34, lots 1, sections _____

TERUSALEM

My telephone number is 410-333-1350 Teletypewriter for impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717 BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and Development Management

DATE: March 3, 1993

Pat Keller, Deputy Director Office of Planning and Zoning

Petitions from Zoning Advisory Committee

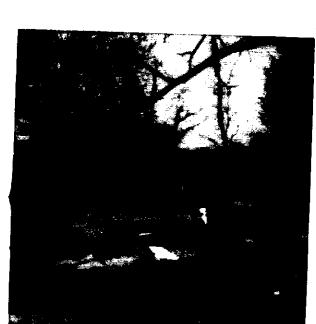
The Office of Planning and Zoning has no comments on the following petition(s): Item No. 286, 290 and 291.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

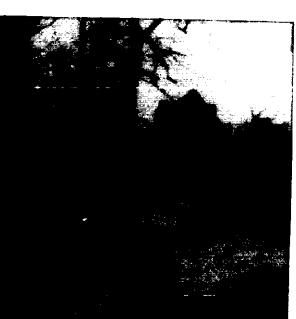
PK/JL:lw

286.ZAC/ZAC1

93-274-H

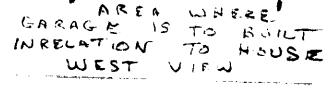


AREA WHERE



NEIGHBORG BE BUILT EAST VIEW







Baltimore County Government

3-22-93 93-274.A

Fire Department

MARCH 11, 1993

(410) 887 4500

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204

700 East Joppa Road Suite 901

Towson, MD 21286-5500

RE: Property Owner: DAVID A. FOWLES AND LOUISE BOWLES

Location: #12315 JERUSALEM POAD

Item No.: *286 (JJS) Zoning Agenda: MARCE 1, 1993 Gentlemen:

Pursuant to your request, the referenced property las been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has ro comments at this time.

Special Inspection Division

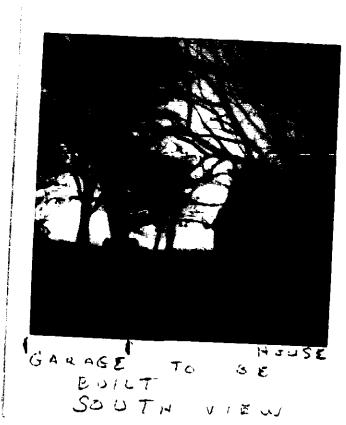
JP/KEKH

Printed on Recycled Paper

93-274-A



IS TO BE BUILT WHERE TRUCK NORTH VIEW



Printed on Recycled Paper

LOCATION INFORMATION Election District: //

Councilmanic District: 5 1'=200' scale map#: NE, 15-K

Lot size: 2.012 76.750. SEWER: 🔲 🛭

NONE

Zoning Office USE ONLY!

SEPTIC

Scale of Drawing: 1'= 100

250. --

SALIMEN

N 70 2/08 1

93-274-A

Plat to accompany Petition for Zoning Variance Special Hearing

